



2017 Housing & Redevelopment Authority
Economic Development Authority
Year In Review



Redevelopment

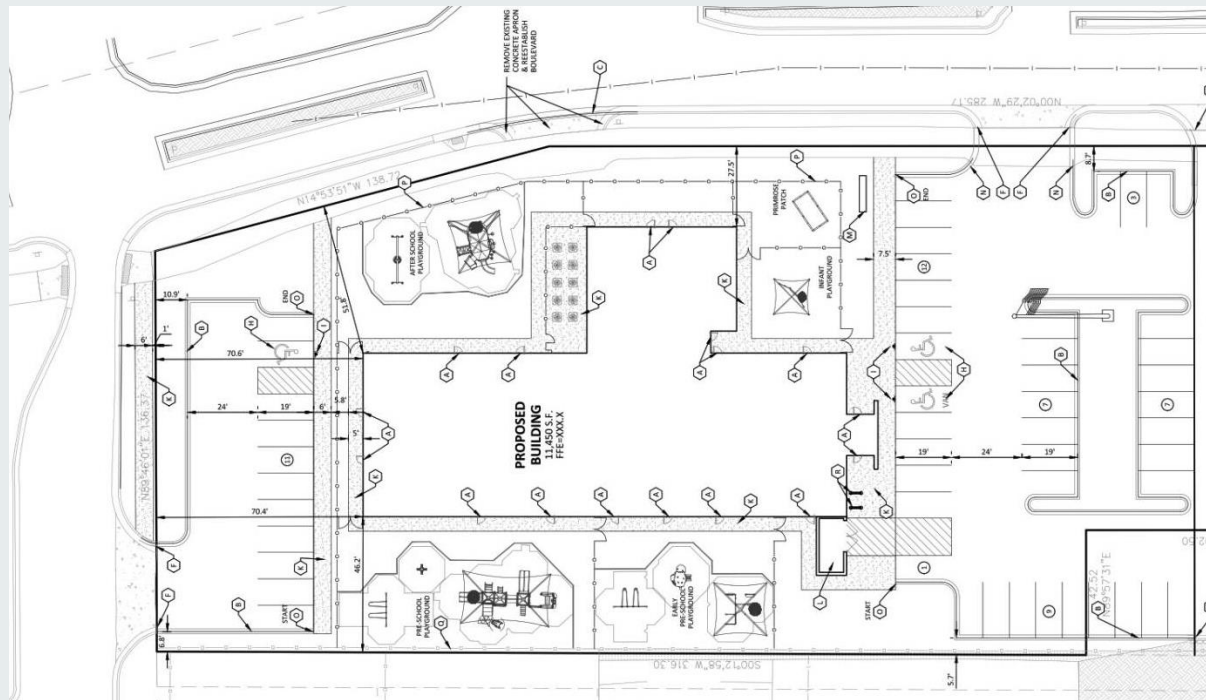
Richfield Parkway / Cedar Point Developments



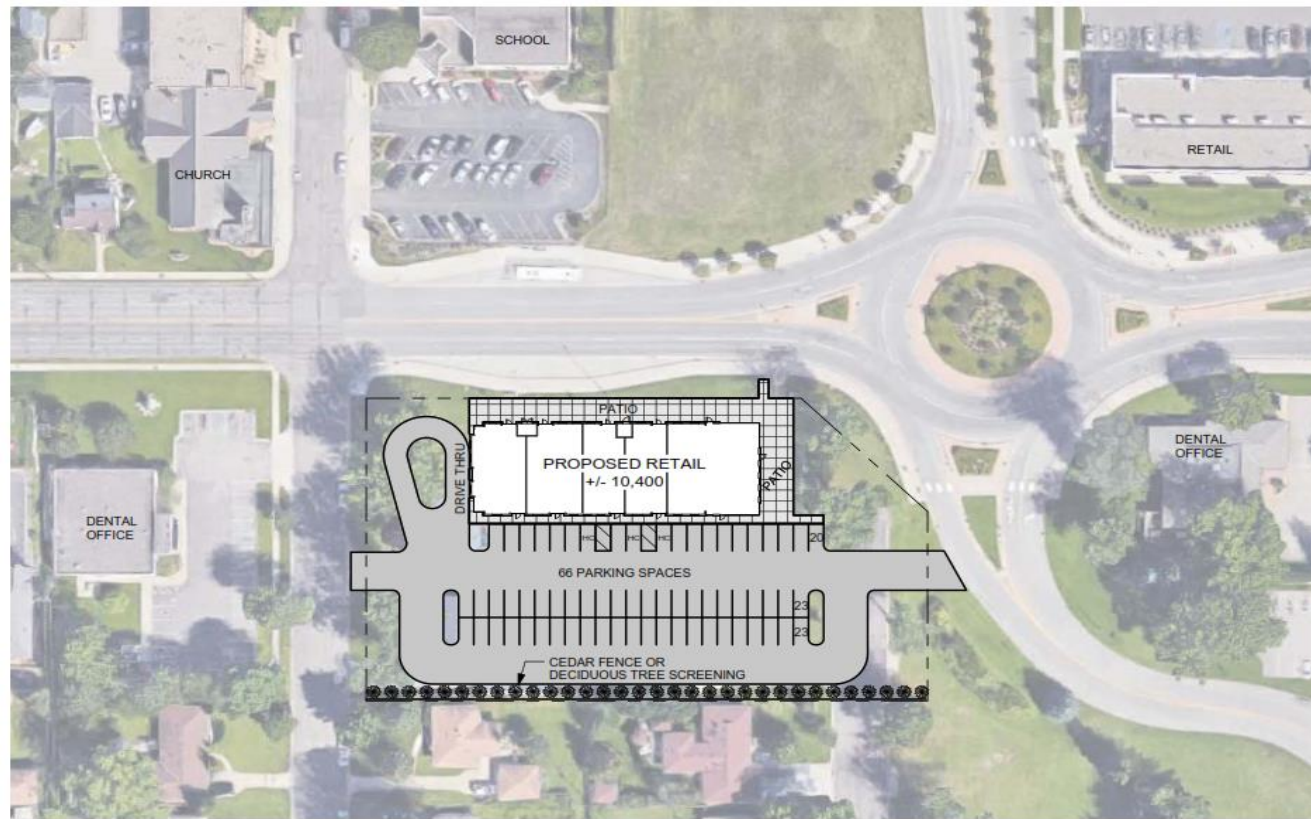
Cedar Point Commons Retail



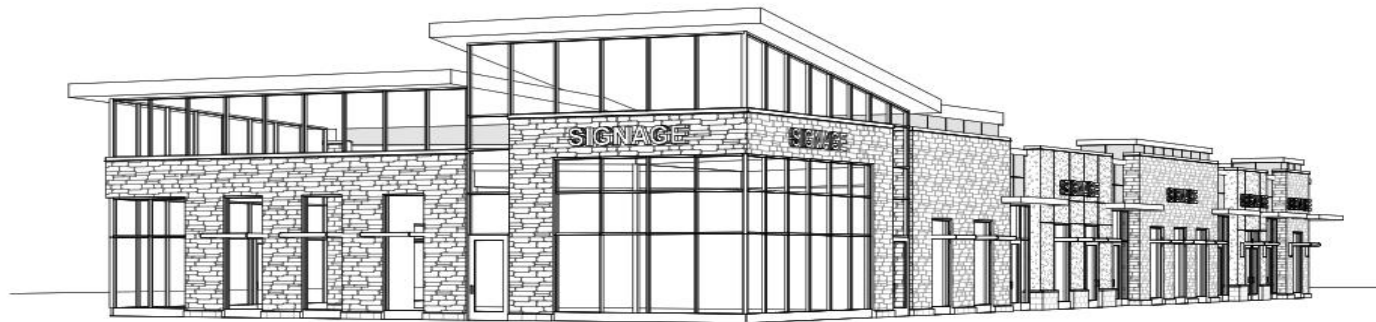
Cedar Point Commons – Primrose School



Plaza 66



Plaza 66



A1 VIEW FROM NORTHEAST

The Chamberlain



The Chamberlain

1



Havenwood (Former City Garage Site)



Havenwood



Lyndale Gardens



Photos courtesy of
The Cornerstone Group

Lyndale Gardens



Images courtesy of
The Cornerstone Group

Cedar Point II Housing



Economic Development Authority

Est. 2018

Kids @ Home

**Transformation
Home Loans**



Richfield EDA



Housing

HRA Programs by Affordability

Home Ownership	Deferred Loan Program				Transformation Home Loans	Rehab
	Acquisition/Rehab				Architectural Consultant	
	Fix-Up Fund				Remodeling Advisor	
	New Home Program (Land Trust, HFH)				Richfield Rediscovered	New Construction
	Down Payment Assistance (Proposed)					Assistance
Rental	Apartment Remodeling (Proposed)					Rehab
	Redevelopment- 20% of Units				80% of Units	New Construction
	Kids at Home					Assistance
	Section 8					
	<30% AMI	31-50% AMI	51-80% AMI	81-110% AMI	No restrictions	



Homeownership



Richfield Rediscovered in 2017

- **3** lots reserved for new construction
- **1** home completed





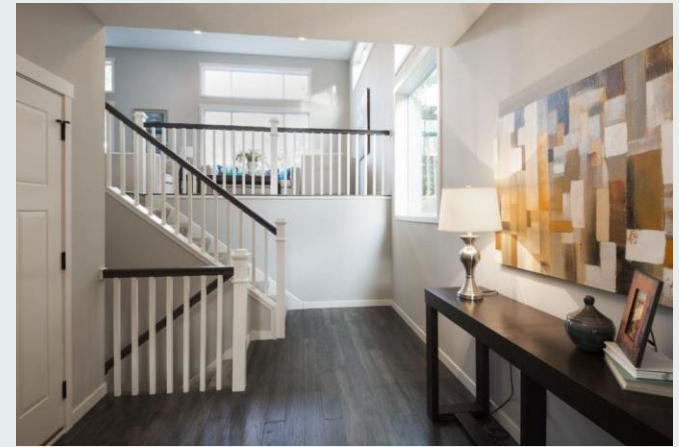
BEFORE



AFTER



Richfield Rediscovered, Completed: 6836 Irving Ave



Richfield Rediscovered, Approved:

6416 16th Avenue
 6420 16th Avenue
 6421 14th Avenue



New Home Program

Single Family Purchase-Rehab

- 6521 Stevens Ave - *completed*
- 6800 Portland – *under construction*
- 7208 Penn - *acquired*

Sheridan Villas - Completed

- (3/5 townhomes income-restricted)



6521 Stevens Avenue



6800 Portland Avenue



7208 Penn Avenue

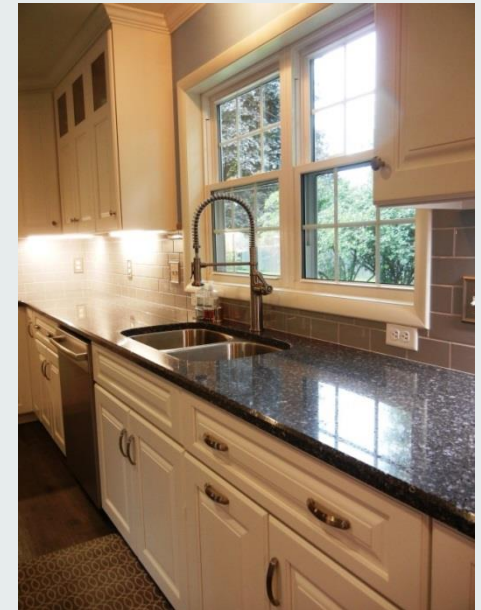
Transformation Loan Program

In 2017:

- 5 new Transformation Loans approved
- 6 loans completed

In 2018:

Program now transferred from the HRA to the EDA





BEFORE

AFTER



Transformation Loan – 6408 Vincent Ave



BEFORE



AFTER



BEFORE

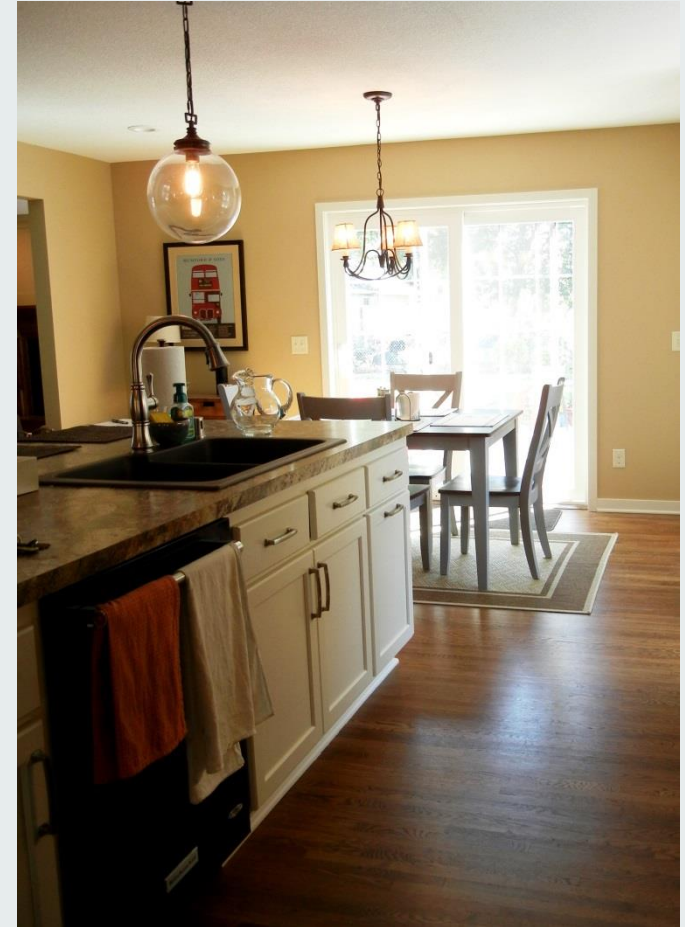


AFTER



Transformation – 7214 10th Avenue

BEFORE



AFTER



Transformation – 7333 Russell Avenue

BEFORE



AFTER



Transformation – 7233 Emerson Avenue



Transformation – 6744 Irving Avenue



Community Development Block Grant Program (CDBG)

City received \$245,000 in FFY 2017:

- \$101,000 - Deferred Housing Rehab Loan Program
- \$108,000 - Affordable Single Family Acquisition/Rehab or New Construction
(covered in New Home Program)





CDBG: Deferred Loan

Loans for health/safety or maintenance improvements for low-income households.

In 2017:

- 2 projects completed
- 3 projects started
- 17 households on the waiting list
- \$212,000 in repayments recycled back into the Program
- 1 loan matured and forgiven



Housing Resource Center

(Greater Metropolitan Housing Corporation)

- Contract with HRA to provide housing-related services to residents
- Housing Resource Centers closed summer 2017
- **From January – April 2017, provided 136 services, including 20 remodeling advisor visits, and 9 Fix Up Loans.**

Center for Energy & the Environment (CEE)



- October 2017, CEE began offering remodeling advisor services and administering the Fix-Up Loan.
- From October – December 2017:
 - 16 remodeling visits
 - 1 reduced-interest rate loan



Home Energy Squad Enhanced (CEE)

Home Visits include:

- Installation of free, energy-saving products
- Home energy report, including thermal image testing and blower door testing
- Access to vetted contractors, and ability to schedule on day of visit
- 57 households participated in 2017, including 6 low-income households





Architectural Consultations

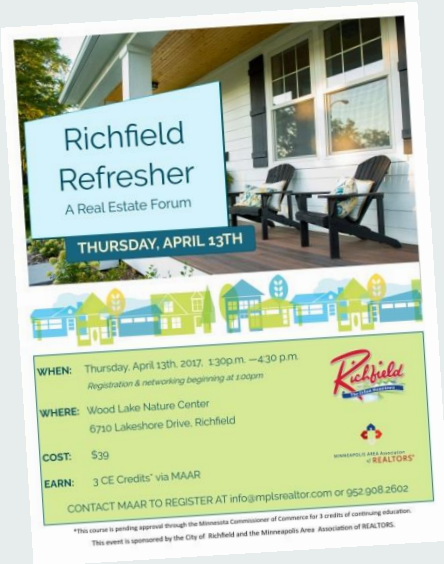
- \$25 visit, for 2-hr, in-home consult
- Offers design input from licensed architects for large-scale remodeling projects
- 10 participating local architects
- 45 visits in 2017
- Some homeowners go on to hire the architects to design their projects



Asset Management

- HRA Loan portfolio management
 - Over 290 active loans
 - In 2017:
 - 6 Subordination requests
 - 15 Settlements, payoffs or maturations

- Realtor workshop, “*Richfield Refresher*”
- Richfield in Bloom Award/Richfield Beautiful Tour
- Open Streets displays & activities
- 2nd Renovation Celebration Home Tour



Events & Outreach

- Held Oct. 7th, 1-5pm
- Featured 6 remodeled Richfield homes
- 430 Individuals visited
- City-wide mailing
- Local sponsors and volunteers



Renovation Celebration Home Tour



Rental Housing

Seasons Park –
purchase assistance

NOAH Preservation –
tools & strategies

- Apartment
Remodeling
Program





Rental Assistance

Section 8 Housing Choice Voucher Program

- Rental assistance for households earning $< 50\%$ of the AMI
- 267 households served in 2017



Rental Assistance

- **Kids@Home**
 - Local rent-assistance and support services program for working families with children in Richfield schools
 - 23 families served in 2017



Kids@ Home Participant:

“When I moved to Richfield, I wanted a better life for myself and my son. I wanted stability, and I wanted a nice home...We have had 5 years living in the same apartment complex all because of the Kids@Home Program. Please continue to keep the Kids@Home Program alive and well. It does make a difference, and the impact can be felt among the community.”

Community Development 2017 Year In Review

Questions?